

Rochester Joint Schools Construction Board
Monthly Meeting Minutes
JUNE 09, 2025
4:00 PM

Present - Called to Order by the Board Chair at 4:04

The Meeting was attended by Board Chair Thomas Richards, Vice Chair Jacob Scott (virtual), Treasurer Kim Jones (virtual), Jesse Dudley (virtual), Shawn Farr (virtual), Kabutey Ocansey (virtual), ICO Brian Sanvidge (virtual), RCSD Chief Financial Officer Derek Blair, State Monitor Jaime Alicea (virtual), State Fiscal Monitor Mark Potter (virtual), General Counsel Ed Hourihan (virtual), General Counsel Greg McDonald (virtual), and Interim Superintendent Demario Strickland (virtual).

Approval of Minutes

Monthly Meeting held on May 12, 2025

Moved by: Kim Jones

Second By: Shawn Farr

Approved 6-0

Action Item

Resolution 2024-25:58

Pay Requisition Summary Acceptance (June 2025)

Moved by: Kabutey Ocansey

Second By: Jacob Scott

Adopted 6-0

Resolution 2024-25:59

Acceptance of 2024-25 RJSCB Annual Report

Moved by: Kim Jones

Second By: Jesse Dudley

Adopted 6-0

Resolution 2024-25:60

Amendment to CJS Contract for Additional Design Services at Edison

Moved by: Jesse Dudley

Second By: Kabutey Ocansey

Adopted 6-0

FUND BALANCE REPORT:

Consultant Kimberly Mitchell presented the Fund Balance Report for the fiscal year ending in June 2025. Most RJSCB contractors were under budget, though Savin Engineers shows as over budget, however, that is due to initial under-budgeting, which will be corrected in the next fiscal year's budget. To date, \$11,877,737 has been spent from the District advance, leaving an RCSD loan balance of \$2,757,263. RSMP administrative expenses reached \$5,801,551 (14% of its \$35,657,842 budget). RSMP construction costs (all soft costs) totaled \$6,058,200 against an overall budget of \$439,342,158.

MEETING NOTES:

- Program Director Pépin Accilien submitted the RJSCB Annual Report for 2024–25 for approval. The report is 95% complete, with a few minor adjustments before it is printed and sent. The report, required by statute to be submitted annually by June 30th to the Governor, State Assembly, Senate President, and local stakeholders, provides a comprehensive project overview including scheduling, participant roles, and financing aspects. Consultant Kim Mitchell noted this year's condensed version will expand as construction progresses to include more detailed construction information and images. Chairman Richards emphasized that while final language would be refined by the program manager, no substantive changes would alter the report's content.
- Chairman Richards addressed the amendment to the CJS contract for the superstructure at Edison. Chairman Richards confirmed this work falls within the previously approved budget that included fund transfers from East to Edison, with the amendment specifically authorizing necessary design services to support the upcoming structural improvements at Edison.
- ICO Brian Sanvidge reported exceptional document submission compliance and strong diversity goal achievement. As of May 27th, 99.22% of all required project documents had been submitted and analyzed, with 94.44% of April documentation received. The project recorded 3,415 hours worked in April, comprising 1,242 minority hours, 516 non-minority women hours, and 1,657 non-minority male hours, bringing total project hours to 29,568. Workforce diversity goals were significantly exceeded across all categories:
 - Total female participation: 24.64% (against 7% goal)
 - Non-minority women: 10.47% (against 7% goal)
 - Minority males: 29.69% (against 23% goal)
 - Total minority participation: 45.49% (against 23% goal)

Business participation through April totaled \$66,523,261 in awarded contracts:

 - MBE participation: 31.72% (against 18% goal)
 - WBE participation: 4.79% (against 12% goal)
 - SBE participation: 4.08% (against 2% goal)
 - DBE participation: 1.53% (against 2% goal)

Nine City of Rochester residents actively worked on the project in April, representing 11.54% of 78 total workers. Total Economic Business Enterprise (EBE) utilization increased to 42.12%, up 2.41% from the previous month, reflecting growing expenditures in these areas.
- As part of the Program Manager report, Mr. Accilien shared that the Financial Plan is awaiting approval from the Office of the State Comptroller. The Bond Anticipation Note (BAN) sale is confirmed for July 17th, with closing expected by July 30th. Capital Markets will finalize closing details afterward. Kim Mitchell will review the District's advanced loans before July 17th to determine the precise repayment amount. The first serial bonds are still planned for Summer 2026, pending NYSED Commissioner approval of the initial three projects.

Mr. Accilien announced a significant legislative development that involves a proposed bill to add \$125 million to Phase 3 of the FMP and extend program completion to 2033. The Assembly has approved this bill, with the Senate version currently with the Rules Committee, awaiting a floor vote before the legislative session ends. Chairman Richards clarified that this legislation, proposed by Interim Superintendent Demario Strickland, aims to restore the program's original scope, which has been impacted by significant inflation and increased construction costs. The additional funding would allow the program to approach its initial intentions more closely, particularly benefiting projects like East. While the 2033 extension provides flexibility, the primary benefit is increased funding to mitigate rising costs and expand achievable work volume. A separate bill addressing refunding opportunities for callable bonds, introduced by Assembly member Bronson, is also under consideration.

Mr. Accilien continued the PM report by sharing that the program faces significant challenges with State Education Department (SED) requirements and approvals across all six projects. For MLK Jr. School 9, Schematic Design documents were submitted four months ago and recently reviewed by SED, which introduced a new attestation form requiring multiple signatures from the RCSD Superintendent, CFO, RJSCB Vice Chair, Chairman, and State Monitor to certify each project's compliance with the 95% MCA eligibility at every submission stage. The 50% Construction Documents phase has been paused pending resolution of a difference in capacity and enrollment calculations. A particularly concerning issue emerged with SED estimating only 82% building aid for MLK while the team justifies 96% based on available data. The design team faces specific challenges with pre-K and kindergarten classroom configurations that require adding bathrooms within the existing footprint constraints, as the school cannot receive an addition or undergo a full gut rehabilitation under current regulations.

Wilson and Padilla at Franklin are facing challenges with schematic submissions delayed due to the MLK issues, substantial budget reconciliation needs driven by inflation and labor costs, and pending Instructional Space Review (ISR) forms from the regional associate. The team is actively identifying scope items that could become alternates to bring the base budget back in line, though pending legislation could potentially allow some scope restoration. Additionally, swing space analysis revealed that Padilla will not fit at Marshall as originally planned, requiring the District and design team to develop alternative solutions. These complications are further compounded by enrollment changes at various schools since the Strategic Plan was developed, necessitating a comprehensive reassessment of swing space arrangements.

For East and Douglass, the Board's authorization to issue RFPs for architectural and construction management services resulted in immediate action, with proposals due the following day. This accelerated procurement timeline was necessary to meet SED's new requirement for all six preliminary submissions before any individual project can advance, representing a significant departure from the original project sequencing strategy.

Chairman Richards highlighted two critical issues impacting SED project approval: a new requirement for total project review of all six projects (not just individual projects) and SED's stance on school demographics/capacity calculations. Both issues significantly affect design and state reimbursement across all projects. The District and RJSCB are preparing formal correspondence to address these calculation methodologies, with Board Vice Chair Jacob Scott confirming a letter would be ready by the following day.

ADJOURNMENT:

5:14 PM